



**City Council
Pre-Agenda Meeting
Tuesday, January 11, 2005
4:00 P.M.**

The regularly scheduled Pre-Agenda Meeting of the Trinity City Council was held on Tuesday, January 11, 2005 at Trinity City Hall.

MEMBERS PRESENT: Mayor, Jimmy Shore; Council members Karen Bridges, Phil Brown, Barbara Ewings, Bob Labonte, Barry Lambeth, Dwight Meredith, Edith Reddick, and Miles Talbert.

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Code Enforcement Administrator, Adam Stumb; City Clerk, Debbie Hinson; City Engineers Randy McNeill and Ed Powell; Members of the Press; and other interested parties.

ITEM 1. Welcome

Mayor Shore called the January 11, 2005 Regular Pre-Agenda Meeting of the Trinity City Council to order at 4:00 pm and welcomed everyone present.

ITEM II. Invocation

The invocation was given by Council member Lambeth.

ITEM III. Proposal to facilitate development of a Trinity Land Development Plan (Paul Kron, Piedmont Triad Council of Governments)

Mayor Shore opened this item and turned the discussion over to Mr. Kron.

Mr. Kron reviewed the letter to Manager Bailie included in packet defining the proposal to assist the City of Trinity in establishing a practical, usable Land Development Plan.

Page 3- Defines the Purpose, Principal, and Process of this Plan.

Page 4- Defines the Product

Page 5- Scope of Work

Page 6- Approximate Costs

Mr. Kron discussed ways that the City may reduce the costs included in this proposal such as utilizing staff for some items involved in completion of this project, as well as joint meetings with the City Council and Planning Boards on key issues.

Manager Bailie discussed the growth potential of the city since the passing of the Bond Referendum as well as the plan for a new High School in the Trinity area. These are some of the items that will promote growth and necessitate the need for a land use development plan. There was discussion between Council members and Mr. Kron concerning the location of proposed sewer and discussed the possibility of utilizing the feasibility study and plan that has been completed as a tool in this study as a possible way to lower costs.

The estimated costs for Phase I is \$10,065 and \$30,495 for Phase II. The total for the entire Scope of Work (Phase I and II) is not to exceed amount \$40,560.00. If PTCOG uses less time than estimated to complete the project, the City would be billed accordingly.

Mayor Shore thanked Mr. Kron for his presentation and briefing to Council on this item.

ITEM IV. Select Title for Trinity Newsletter

Mayor Shore opened this item for discussion to Council.

After discussion and vote by each Council Member “**Trinity Connection**” was chosen as the name for the Trinity Newsletter.

ITEM V. Proposed items for the January 18, 2005 Regular Meeting of the Trinity City Council

Review and Approval of Minutes

- 1. December 14, 2004 Pre-agenda Meeting**
- 2. December 14, 2004 Regular City Council Meeting**

Mayor Shore called for a motion to add the December 14, 2004 Pre-Agenda Meeting Minutes and the December 14 Regular City Council Meeting Minutes to the January 18, 2004 City Council Agenda.

Council member Talbert moved to make a motion to add the December 14, 2004 Pre-Agenda and the December 14, 2004 Regular Meeting Minutes to the January 18, 2005 Regular Meeting Agenda. Council member Ewings seconded the move to motion. The motion and second was approved unanimously by all Council members present.

Recognition

- 3. Present framed certificate of recognition to “Name This Newsletter” winner.**

Mayor Shore opened this item for discussion and or action to add to the January 18, 2005 Regular Meeting Agenda.

Council member Ewings made a motion to add this item to the January 18, 2005 Regular Meeting Agenda. Council member Labonte seconded the motion. The motion and second was approved unanimously by all Council members present.

Reports

- 4. Audit Report (FY 2003 – 2004) (LaVonne Montague, CPA, Dixon-Hughes PLCC)**

Mayor Shore opened this item for discussion and or action to add to the January 18, 2005 Regular Meeting Agenda.

Council member Ewings made a motion to add this item to the January 18, 2005 Regular Meeting Agenda. Council member Talbert seconded the motion. The motion and second was approved unanimously by all Council members present.

- 5. Randolph County Economic Development Corporation annual report (Bonnie Renfro, President)**

Mayor Shore opened this item for discussion and or action to add to the January 18, 2005 Regular Meeting Agenda.

Council member Ewings made a motion to add this item to the January 18, 2005 Regular Meeting Agenda. Council member Talbert seconded the motion. The motion and second was approved unanimously by all Council members present.

Public Hearings

- 6. Amend Zoning Ordinance to allow for a fee in lieu of land dedication to satisfy the open space requirement of the Trin-Thom Development Zoning District.**

Mayor Shore opened this item for discussion and or action to add to the January 18, 2005 Regular Meeting Agenda.

Council Meredith asked if this would apply to the Trin-Thom development only or if this would be a permanent change to the current Zoning Ordinance.

Manager Bailie advised Council this would apply only to the Trin-Thom development.

With no further questions or discussion, Council member Talbert made a motion to add this item to the January 18, 2005 Regular Meeting Agenda. Council member Lambeth seconded the motion. The motion and second was approved unanimously by all Council members present.

Unfinished Business

None

New Business

7. Cost-sharing agreement to upsize water lines from 12-inch to 16-inch along NC 62

Mayor Shore opened this item for discussion and or action to add to the January 18, 2005 Regular Meeting Agenda.

Council member Brown asked if the other municipalities that had been approached in addition to Trinity had made a commitment.

Manager Bailie advised Council members that Randolph County had agreed to pay 1/3 of the cost and that Archdale had turned this item over to their Utilities Committee that will be meeting tonight. We should have a better idea on the way Archdale will approach this by the time we meet at our Regular Council Meeting next week.

Council member Brown made a motion to add this item to the January 18, 2005 Regular Meeting Agenda.

There was discussion between Manager Bailie and Council concerning the reasons for Trinity paying all of the costs and then being reimbursed by the other municipalities. Manager Bailie advised Council that this was an administrative decision made by her. Because the line is going through Trinity we argumentatively have the most to gain from it. I have approached the other entities and suggested that Trinity would pay the \$487,000 dollars up front. Davidson Water would immediately pay back the City of Trinity their share except for the \$187,000 that would be divided among the cities of Archdale and Trinity and the County of Randolph. We will file for the sales tax which will be received in approximately 6 months making our cost approximately the same as everyone else.

Council member Labonte discussed his feelings concerning the fact that Trinity had to pay all of the up front costs for this project. He stated that he was not against this project. Council member Labonte and other Council members discussed changes from the original proposal from Davidson to this current proposal and their dislikes in a change of plan from an original proposal to a changed proposal.

Manager Bailie discussed the possibility of Trinity paying for some of the valves and fasteners to keep the numbers the same as we have been dealing with to this point. If we pay for the pipe only; our cost will be a lot less. If we use the pipe that Davidson Water has already purchased we will not get to take advantage of the sales tax refund in the amount of approximately \$35,000.00. If we choose not to pay for the upsizing, then the line will not be installed down the NC Highway 62 corridor.

Randy McNeill discussed the advantages of installation of the 16" line. This will offer more in fire protection for commercial buildings than the 12" line. He discussed sprinkler systems and how the size of the line would offer more incentives for commercial development.

After further discussion, Council member Ewings seconded the motion made by Council member Brown to add this item to the January 18, 2005 Regular Meeting Agenda for discussion. The motion and second was approved unanimously by all Council members present.

8. Consider request by developer of Colonial Village to accept fee in lieu of open space dedication

Mayor Shore opened this item for discussion and or action to add to the January 18, 2005 Regular Meeting Agenda.

Council member Bridges made a motion to add this item to the January 18, 2005 Regular Meeting Agenda.

Council member Talbert seconded the motion. The motion and second was approved unanimously by all Council members present.

9. Contract with PTCOG to facilitate development of Citywide Land Development Plan.

Mayor Shore opened this item for discussion and or action to add to the January 18, 2005 Regular Meeting Agenda.

Council members advised Manager Bailie that they would like for Mr. Kron to research possible ways for the city to decrease their costs for this proposed plan. They also discussed any effect that this may have on the newly revised Ordinances.

After discussion, Council member Bridges made a motion to add this item to the January 18, 2005 Regular Meeting Agenda. Council member Labonte seconded the motion. The motion and second was approved unanimously by all Council members present.

10. Inter-local agreement and resolution that allows transfer of high intensity development allocations from Randolph County.

Mayor Shore opened this item for discussion and or action to add to the January 18, 2005 Regular Meeting Agenda.

Manager Bailie advised Council this was something that Randolph County made available to municipalities located in their county in 1994. It allows municipalities in Randolph County the option for obtaining some of the high density allocation. Each jurisdiction is allotted 10% of their acreage to be developed at 70% impervious surface. Randolph County worked with the General Assembly to be able to allow some of their allocation o jurisdictions that used up their own allocation. Since Trinity was not in existence in 1994, they would like to make this available to us now. This is a tool that we could use in the future.

After discussion, Council member Talbert made a motion to add this item to the January 18, 2005 Regular Meeting Agenda. Council member Brown seconded the motion. The motion and second was approved unanimously by all Council members present.

11. Closed session pursuant to NCGS 143-318.11(6) to evaluate performance of City Manager

Mayor Shore opened this item for discussion and or action to add to the January 18, 2005 Regular Meeting Agenda.

Council member Lambeth discussed earlier conversations with Manager Bailie from her review 6 months earlier. That is what this evaluation is about.

Council member Ewings made a motion to add this item to the January 18, 2005 Regular Meeting Agenda. Council member Meredith seconded the motion. The motion and second was approved unanimously by all Council members present.

ITEM VI. Retreat Agenda

Mayor Shore opened this item for discussion and or action to add to the January 18, 2005 Regular Meeting Agenda.

Manager Bailie reviewed the tentative Agenda for the Annual Retreat of the Trinity City Council scheduled to be held January 29, 2005.

After a brief discussion, Council member Ewings made a motion to add this item to the January 18, 2005 Regular Meeting Agenda. Council member Brown seconded the motion. The motion and second was approved unanimously by all Council members present.

ITEM VII. Business from Mayor and Council

Mayor Shore discussed a meeting between himself and Mr. David Couch concerning the possible development of upscale apartments on a portion of the Trin-Thom Multi-Family portion. Mayor Shore advised Council that he had looked at apartments developed by this developer in another area. He advised Council the development he looked at had a large gym and theater.

There was discussion between Council members and their feelings concerning apartments and how this growth would impact the schools in this area as well as the immediate need for increased law enforcement. Mayor Shore advised Council members that he would give direction to any Council member that would be interested in looking at the location that he visited earlier.

There was also discussion between Council members concerning the number of single family homes that were proposed in the Trin-Thom development and the approximate value of the new homes.

ITEM VIII. Business from City Manager

Manager Bailie discussed the following items with Council.

Streetlights

Manager Bailie advised Council that she had received and signed the contract to install streetlights at Finch Farm Road and Interstate 85. We should see the streetlights within 30 days.

Open Space and Parkland

Manager Bailie provided Mayor Shore and Council members with a copy of the General Statutes that addressed Open Space and Park Land Development. She asked Council to look at page 4, paragraph 2 that begins with "The ordinance may provide-----." This paragraph addresses the authorization for a city to receive a fee in lieu of open space dedication as well as the formula for determining the fee.

Chamber Meeting

Manager Bailie reminded Mayor and Council members that Thursday Night was the Archdale/Trinity Chamber dinner to be held at the Colonial Country Club. She also asked for RSVP's for the Planning Session to be held the following Thursday.

ITEM IX. Pursuant to NCGS 143-318.11a(3) - Closed session to consult with attorney on items including M&M Builders, Inc., v. City of Trinity and Terry's Plumbing and Utilities, Inc.

Mayor Shore opened this item and called for a motion to go into Closed Session.

Council member Lambeth made a motion to go into Closed Session to consult with attorney on items including M&M Builders, Inc., v. City of Trinity and Terry's Plumbing and Utilities, Inc. Council member Brown seconded the motion. The motion and second was approved unanimously.

Mayor Shore called for a motion to return from Closed Session.

Council member Talbert made a motion to come back into Regular Session. Council member Brown seconded the motion. The motion and second was approved unanimously by all Council members present.

After returning to Regular Session Mayor Shore, Council members, Attorney Wilhoit, and Mr. Stumb discussed the need to allow Attorney Wilhoit to pursue legal action against a resident for code violations.

Mayor Shore called for a motion to instruct Attorney Wilhoit to proceed with legal action as requested against a city resident for code violations.

Council member Meredith made a motion to instruct Attorney Wilhoit to pursue legal action. The motion was seconded by Council member Brown. The motion and second was approved unanimously by all Council members present.

ITEM X. Adjournment

With no other business to discuss, Mayor Shore called for a motion to adjourn the January 11, 2005 Pre-Agenda Meeting.

Council member Ewings made a motion to adjourn. Council member Talbert seconded the motion. The motion and second was approved unanimously by all Council members present.